

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for September 15, 2004 PLANNING COMMISSION MEETING

P.A.S.: Misc #04009

PROPOSAL: To revise the text of Design Standards 3.35 and 3.70

CONCLUSION: In conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

COMPREHENSIVE PLAN SPECIFICATIONS:

"Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods."
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ANALYSIS:

1. This is a request to amend the Chapter 3.35 Design Standards for Community Unit Plans in order to simplify the density calculation and amend the cluster density and to eliminate the Chapter 3.70 Design Standards for Corporate Office Park Planned Unit Developments.
2. The design standards currently uses two methods of calculating density for community unit plans depending on whether development uses public or private streets. The calculation for public streets is cumbersome because it requires the preparer to measure all public right of way and deduct it from the overall area of the project. Planning staff requests the elimination of this calculation, so that all CUPs use the same density calculation. The remaining calculation takes the overall development area and multiplies it by a predetermined density amount which has a built in deduction of right of way (20%). This change will make it easier for developers and staff to verify maximum allowed density.
3. Cluster density is the number of allowed dwelling units per acre. This is used when there are apartment buildings in a CUP. The cluster density is calculated as the density that is meant for one part of the entire project, the overall density is unchanged. For example, a site plan may indicate one lot dedicated for multifamily units. The number of units allowed on that lot is limited by the cluster density. A one acre lot in the R-3 district is presently limited to 15 dwelling units and the R-4 district

is limited to 20. Staff requests to increase the R-3 cluster density to 25 and R-4 to 30. The increase is more consistent with the clustering we have seen in recent projects. (Recent projects requested waivers to this provision, staff desires to eliminate the need for waivers in the future).

4. The Design Standards for Corporate Office Park PUDs is no longer necessary. The classification of Corporate Office Park PUDs was removed with the recent PUD ordinance text update and all PUDs will be treated the same.
5. These changes do not affect the standard of review for applications. The spirit and intent of the Comprehensive Plan is maintained.

Prepared by:

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DATE: September 1, 2004

APPLICANT: Marvin S. Krout
Director of Planning
Planning Department

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Text change for density calculations Chapter 3.35 Design Standards for CUPs

Section 1. GENERAL REQUIREMENTS

Following is the method of calculating density in a community unit plan. ~~Standards (A) and (B) are guidelines to determine a calculated~~ The maximum number of dwelling units for an amount of land area in a particular zoning district; however, the developer shall in no way assume that the City will grant the calculated maximum number of dwelling units. The City will also consider the character and density of the surrounding land area, the height, width, length and position of the proposed buildings, the proposed open space along the exterior limits of the C.U.P., ~~the usefulness of the proposed open space along the exterior limits of the C.U.P., the usefulness of all the proposed open space, the amount of ground covered by proposed buildings and pavement,~~ and traffic volume and circulation. **AND THE TOTAL AREA**

1.1 Maximum Density

A. The maximum density within the boundaries of a community unit plan CUP shall be calculated as follows:

~~1. If no public streets exist or are proposed within the boundaries of the community unit plan, the following densities will be used as a maximum base to determine the overall maximum number of permitted dwelling units:~~

~~a-1. AG Agriculture District - 0.055 dwelling units per acre within the boundaries of the community unit plan.~~

~~b-2. AGR Agriculture Residential District - 0.27 dwelling units per acre within the boundaries of the community unit plan.~~

~~c-3. R-1 Residential District - 3.87 dwelling units per acre within the boundaries of the community unit plan.~~

~~d-4. R-2 Residential District - 5.80 dwelling units per acre within the boundaries of the community unit plan.~~

~~e-5. R-3 Residential District - 6.96 dwelling units per acre within the boundaries of the community unit plan.~~

~~f-6. R-4 Residential District - 13.93 dwelling units per acre within the boundaries of the community unit plan.~~

~~g-7. R-5 Residential District - 29.04 dwelling units per acre within the boundaries of the community unit plan.~~

~~h-8. R-6 Residential District - 48.4 dwelling units per acre within the boundaries of the community unit plan.~~

~~2. If public streets exist or are proposed within the boundaries of the community unit plan, the following procedures will be used to determine the overall maximum number of permitted dwelling units:~~

~~Step 1 Total the square footage within the boundaries of the community unit plan excluding preexisting lakes, however, usable water bodies created by the developer and usable streambeds by people may be counted:~~

~~Step 2 Subtract the square footage of all existing and proposed dedicated street right-of-way.~~

~~Step 3 Calculate the square footage of all land area within 150 feet of an existing or proposed dedicated street right-of-way.~~

~~Step 4 Calculate the square footage of all land area beyond 150 feet of an existing or proposed dedicated street right-of-way. Multiply this figure by 0.8, except for AG, use 0.9.~~

~~Step 5 Add the result of Step 3 to the result of Step 4.~~

~~Step 6 Divide the sum of Step 5 by the minimum lot area of the district in which the community unit plan is located, using the minimum lot area requirements as follow for the respective~~

districts:

AG Result of Step 5 divided by 871,200 square feet = maximum # D.U.'s

AGR Result of Step 5 divided by 130,680 square feet = maximum # D.U.'s

R-1 Result of Step 5 divided by 9,000 square feet = maximum # D.U.'s

R-2 Result of Step 5 divided by 6,000 square feet = maximum # D.U.'s

R-3 Result of Step 5 divided by 5,000 square feet = maximum # D.U.'s

R-4 Result of Step 5 divided by 2,500 square feet = maximum # D.U.'s

R-5 Result of Step 2 divided by 1,100 square feet = maximum # D.U.'s

R-6 Result of Step 2 divided by 700 square feet = maximum # D.U.'s

******* Fractions of dwelling units are not counted.

Text change for Cluster Density Chapter 3.35 Design Standards for CUPs

B. The ~~concentration of cluster of dwelling units~~ number of dwelling units per acre shall not exceed the following density:

1. AG Agriculture District - One (1) dwelling unit per acre with community sewer and water systems. However, if the individual septic tank and tile field sewer system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
2. AGR Agricultural Residential District - Three (3) dwelling units per acre with community sewer and water systems. However, if the individual septic tank and tile field system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
3. R-1 and R-2 Residential District - 12 dwelling units per acre.
4. R-3 Residential District - ~~15~~ 25 dwelling units per acre.
5. R-4 Residential District - ~~20~~ 30 dwelling units per acre.
6. R-5 Residential District - 45 dwelling units per acre.
7. R-6 Residential District - 75 dwelling units per acre.

Chapter 3-70

DESIGN STANDARDS FOR CORPORATE OFFICE PARK PLANNED UNIT DEVELOPMENTS

*The Planning Department is assigned responsibility
for administration of these design standards.*

Section 1. PURPOSE

The purpose of establishing design standards for Corporate Office Park Planned Unit Developments is to allow for the establishment of low density office parks that are designed to accommodate the administrative functions of corporations or other organizations and a limited mixture of other office uses. Corporate office parks are also notable for their relatively low densities of development and by the on-site recreational facilities and environmental amenities that they offer. The traffic impacts of corporate office parks are typically less severe than from general purpose office parks as a result of their lower density, limited mix of uses, and type of primary use.

Section 2. CALCULATION OF MAXIMUM BUILDING FLOOR AREA RATION (FAR)

The ratio of total building floor area within the Corporate Office Park Planned Unit Development to total land area within the Corporate Office Park Planned Development shall not exceed twenty-eight percent. (28%) The floor area ratio (FAR) shall be calculated by dividing the total building floor area (measured in square feet) proposed for the Corporate Office Park Planned Unit Development by the total area (measured in square feet) covered by the Corporate Office Park Planned Unit Development and multiplying by one hundred (100):

$$\frac{\text{Total Building Floor Area Within Corporate Office Park Planned Unit Development} \times 100}{\text{Total Land Area}}$$
 The resulting figure is to be expressed as a percent (%). The building floor area ratio shall be shown on the pre-application, preliminary plan and final plan application. The total building "floor area" shall be determined in accordance with the definition given in Section 27.03.250 of the Lincoln Municipal Code.

Section 3. CALCULATION OF LANDSCAPED OPEN SPACE RATIO

The ratio of landscaped open space within the corporate office park planned unit development of the total land area within the corporate office park planned unit development shall be minimum of fifty percent (50%):

The landscaped open space ratio shall be calculated by dividing the total landscaped open space area (measured in square feet) proposed for the corporate office park planned unit development by the total land area (measured in square feet) included within the corporate office park planned unit development, multiplied by one hundred percent (100%):

$$\frac{\text{Total Landscaped Open Space Area Within Corporate Office Park Planned Unit Development} \times 100\%}{\text{Total Land Area Within Corporate Office Park Planned Unit Development}}$$

Section 4. LANDSCAPE PLAN

The Corporate Office Park Planned Unit Development shall be landscaped in accordance with the

City's Design Standards for landscaping except as modified in this section. This landscaping shall convey a business atmosphere yet respect the natural features of the site.

4.1 General Requirements

1. During the preliminary and final plan phases of the Corporate Office Park Planned Unit Development process, the applicant shall submit a landscape plan that conforms to the requirements of this chapter and all related design standards.
2. All landscaping shall be maintained in excellent condition throughout the year, including cutting, trimming, feeding, watering, and weeding. All plantings shall be arranged and maintained so as not to obscure the vision of traffic.
3. Every effort shall be made to preserve any natural tree cover and other unique landscape characteristics that may exist on the site. The use of wooded areas or areas of natural attraction for walking or jogging paths, picnic areas or other passive activities is encouraged.
4. All landscaping should be designed in a manner that is complementary to the park's architecture and that accentuates that natural attractiveness of the site.
5. Fences and walls are generally not desirable and will only be approved in unique situations when other screening or landscaping options are inappropriate or undesirable.
6. All utilities and related appurtenances on the site shall be underground or within approved structures.
7. A variety of plant materials within the landscape plan is encouraged.
8. Plant materials shall be selected from the City's "Plant Materials List" and shall meet or exceed the listed planting size.
9. Earth berms shall be rounded and natural in character, designed to obscure parking areas, and add interest to the site. The slopes of earth berms shall not be greater than three (3) to one (1).

4.2 Streetscape Zone

The streetscape zone is defined as being that portion of the Corporate Office Park Planned Unit Development site that is a part of and adjacent to the street, including public and private rights-of-way and setbacks. The streetscape zone includes all arterial, collector, and local streets. The high degree of visibility of this zone places a great emphasis on its appearance and it is the intent of these standards to establish a consistent street edge throughout the development site. The applicant shall include a landscaping design for this zone as part of the conceptual landscape plan and the landscape plan submitted as part of the Corporate Office Park Planned Unit Development preliminary and final plan applications (Sections 27.60.035 and 27.60.055, respectively). The plan shall address, but not be limited to, such topics as:

4.2.1 Street trees

A program of street tree planting and maintenance shall be shown that is consistent with City Design Standards:

4.2.2 Interior landscaping zone

In addition to the screening requirement contained in the Parking Lot Design Standards, the landscaping plan shall show how shrubs, ground cover and grading are to be used to screen parking lots, loading areas and utility areas. Landscape screening

is required for all parking areas within the park. Fences and walls are not acceptable as screens for parking lots unless the wall is a continuation of a building wall. Parking shall be prohibited within the streetscape zone and all required yards.

4.3 Interior Landscaping Zone:

The interior landscaping zone is that area within the property line of a developable lot not otherwise included in the streetscape zone. This zone should be subject to the needs of the tenants and thus is meant to have a greater degree of flexibility than the streetscape zone. The focus of this zone is on landscaping parking areas, yards, open space areas, recreational facilities and areas, and areas around buildings and structures. The landscaping in this area shall consist of an effective combination of trees, shrubs, ground cover and other appropriate landscaping materials that add to the unity of the project. The applicant shall include a landscaping design for this zone as part of the conceptual landscape plan and the landscape plan submitted as part of the Corporate Office Park Planned Unit Development preliminary and final applications (Sections 27.60.035 and 27.60.055, respectively). The plan shall address landscaping and screening for the following:

1. Buildings and structures;
2. Parking lots and garages;
3. Outdoor storage areas, refuse collection areas, and loading areas and;
4. Sites not yet approved or built upon.

Section 5. RECREATIONAL PLAN

Developers of corporate office park planned unit developments are encouraged to provide recreational facilities for employees working within the development. Outdoor recreational facilities provided shall comply with city standards and be approved as part of the final plan application.



Chad E Blahak

07/26/2004 10:09 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: Design Standards for CUP's

Becky,

Public Works has reviewed the proposed revisions to the CUP design standards and finds them satisfactory.

Chad

message to Becky Horner